

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



June 1, 2012

Randy Goodwin, Building Official
City of West Sacramento
1110 West Capitol Avenue
West Sacramento, CA 95691

Dear Mr. Goodwin:

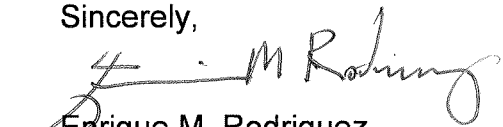
This letter is to acknowledge receipt on May 25, 2012 of the City of West Sacramento submittal pertaining to Ordinance No. 10-15 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code §17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the findings and the modifications or changes have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing. As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published.

In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [Health and Safety Code §13869.7(c)], attention State Housing Law Program Manager, rather than the Commission. Likewise, ordinances containing energy efficiency standards may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,


Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

ORDINANCE 10-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO AMENDING CHAPTER 15.12 AND REPEALING AND RE-ENACTING CHAPTER 15.14 OF THE CITY OF WEST SACRAMENTO MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2010 CALIFORNIA BUILDING STANDARDS CODE WITH LOCAL AMENDMENTS

The City Council of the City of West Sacramento does ordain as follows:

Section 1 Purpose

The purpose of this ordinance is to prescribe regulations governing building standards and conditions hazardous to life and property by adopting portions of Title 24 of the California Code of Regulations, as amended herein.

Section 2 Amendment of Chapter 15.12

Chapter 15.12 of the City of West Sacramento Municipal Code is hereby amended to read as follows:

15.12.010 Title.

This chapter shall be known as the West Sacramento Building Code, and may be cited as such, and will be referred to herein as "this code."

15.12.020 Application.

This code shall be the exclusive source of regulations for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings including any electrical, mechanical, gas, plumbing, or fire protection equipment installed on any property or used on or within any building.

15.12.030 Conflicts with Other Laws, Rules, Etc.

In the event of any conflict between this code and any state or federal law, rule or regulation, that requirement which establishes the higher standard of safety or accessibility shall govern. Failure to comply with such standard of safety or accessibility shall be a violation of this code.

15.12.040 Adoption of California Building Standards Codes.

The following is hereby adopted by reference and incorporated in this code, except as expressly amended or superseded by the provisions of this chapter:

- A. The 2010 California Administrative Code, Title 24, Part 1, Chapters 4, 5 and 8 only.
- B. The 2010 California Building Code, Title 24, Part 2 of the California Code of Regulations and appendices C and I.
- C. The 2010 California Residential Code, Title-24, Part 2.5 of the California Code of Regulations.
- D. The 2010 California Electrical Code, Title 24, Part 3 of the California Code of Regulations.
- E. The 2010 California Mechanical Code, Title 24, Part 4 of the California Code of Regulations.
- F. The 2010 California Plumbing Code, Title 24, Part 5 of the California Code of Regulations.
- G. The 2010 California Energy Code, Title 24, Part 6 of the California Code of Regulations.
- H. The 2010 California Historical Building Code, Title-24, Part 8, California Code of Regulations.

- I. The 2010 California Existing Building Code, Title-24, Part 10, California Code of Regulations.
- J. The 2010 California Reference Standards Code, Title-24, Part 12, California Code of Regulations.
- K. The 2010 CALGreen Code mandatory provisions, Title 24 Part 11, Chapters one through eight.
- L. The following voluntary measures (appendices) from 2010 CALGreen Code (California Code of Regulations, Title 24, Part 11): A4.203.1, Tier 1 (Energy performance); A4.303.1, Tier 1 and Tier 2 (Kitchen faucets and dishwashers); A4.304.1 (Low-water consumption irrigation system); A5.203.1.1 (Tier 1 Energy efficiency – 15% above Title 24, Part 6); A5.304.2.1. (Outdoor potable water use); and A5.303.2.3.1 (Tier 1-30% Savings [BSC] 30% Savings. [DSA-SS]).

15.12.045 Amendment to CALGreen Code

For purposes of all sections of the CALGreen Code that the City adopts by reference, any addition that increases the floor space of an existing building by over four thousand (4000) square feet shall be considered new construction under the CALGreen Code.

15.12.050 Amendments to the California Building Code.

- A. Section 109 of Chapter 1 of the 2010 California Building Code is hereby amended to read as follows:

109.1 Payment of fees. A permit shall not be valid or issued until the fees prescribed in the fee schedule adopted by resolution of the city council have been paid, nor shall an amendment to a permit be released until the applicable additional fees has been paid.

- B. Section 1809 of the 2010 California Building Code is hereby amended to read as follows:

1809.4 Depth and width of footings. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the requirements of Section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm). In the absence of a geo-technical recommendation, continuous footings and slab on grade type foundations constructed with plain concrete shall be provided with a minimum of one #4 rebar at top and bottom of footing.

15.12.070 Amendments to the 2010 California Mechanical Code.

- A. Section 115.2 of Chapter 1, Division II, Part III of the 2010 California Mechanical Code is hereby repealed in its entirety.

- B. Section 115.3 of Chapter 1, Division II, Part III of the 2010 California Mechanical Code is hereby amended to read as follows:

115.3 Plan review fees. When plans or other data are required to be submitted by Section 113.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for mechanical work shall be determined and adopted by this jurisdiction.

- C. Section 115.1 of Appendix Chapter 1 of the 2010 California Mechanical Code is hereby amended to read as follows:

115.1 General. Fees shall be assessed in accordance with the fee schedule adopted by resolution of the city council.

15.12.080 Amendments to the 2010 California Plumbing Code.

- A. Section 103.4.1 of Appendix Chapter 1 of the 2010 California Plumbing Code is hereby amended to read as follows:

103.4.1 Permit fees. Fees shall be assessed in accordance with the fee schedule adopted by resolution of the city council.

- B. Section 103.4.2 of Appendix Chapter 1 of the 2010 California Plumbing Code is hereby amended to read as follows:

103.4.2 Plan review fees. When a plan or other data is required to be submitted by Section 103.2.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. The plan review fees for plumbing work shall be determined and adopted by this jurisdiction. The plan review fees specified in this subsection are

separate fees from the permit fees specified in this section and are in addition to the permit fees.

15.12.110 Interpretation.

The provisions of this code are enacted for the public health, safety, and welfare and are to be liberally construed to obtain the beneficial purposes thereof as specified in Chapter 1 of the California Building Code.

15.12.120 Liability.

The provisions of this code shall not be construed as imposing upon the City of West Sacramento any liability or responsibility for damage to persons or property resulting from defective work, nor shall the City of West Sacramento, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this code of any permits or certificates issued under this code.

Section 3 Repeal and Re-Enactment of Chapter 15.14

Chapter 15.14 of the City of West Sacramento Municipal Code is hereby repealed in its entirety and is hereby re-enacted as follows:

15.14.010 Adoption of California Fire Code.

The 2010 California Fire Code, Title 24, Part 9 of the California Code of Regulations, and appendices B, BB, C, CC, D, and H are hereby adopted by the City of West Sacramento and incorporated by this reference into the City of West Sacramento Municipal Code, as amended by this Chapter.

15.14.020 Enforcement.

The Fire Code shall be enforced by the Fire Prevention Division of the City of West Sacramento Fire Department under the supervision of the Fire Marshal.

15.14.030 Definitions.

The following definitions are exclusively applicable to Chapter 15.14:

- A. Whenever the words "city," "jurisdiction" or "city or jurisdiction" are used in the California Fire Code, it shall mean the City of West Sacramento.
- B. Whenever the term "chief appointing authority of the jurisdiction" is used in the California Fire Code, it shall mean the City Manager of the City of West Sacramento.
- C. Whenever the term "legal representation of the jurisdiction" is used in the California Fire Code, it shall mean the City Attorney of the City of West Sacramento.
- D. Whenever the term "fire department" is used in the California Fire Code, it shall mean the West Sacramento Fire Department.
- E. Whenever the term "jurisdiction's keeper of records" is used in the California Fire Code, it shall mean the City Clerk of the City of West Sacramento.
- F. Whenever the term "fire code official" is used in the California Fire Code, it shall mean the Fire Chief of the City of West Sacramento.
- G. Whenever the term "governing body" is used in the California Fire Code, it shall mean the City Council of the City of West Sacramento.

15.14.040 Amendments to the California Fire Code.

- A. Section 109.3 of Chapter 1 of the California Fire Code is hereby amended to read as follows:

109.3 Violation penalties. Violations of a provision of this code or the failure to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be a misdemeanor. Each day that prohibited conditions are maintained shall constitute a separate offense, except as waived by the fire code official. The imposition of any penalty shall not prevent the enforced removal of prohibited conditions or excuse the violation.

B. Section 202 of Chapter 2 of the California Fire Code is hereby amended to add the following definitions:

AREA, RURAL. Are areas within the City of West Sacramento in which adequate and reliable water supply systems for firefighting purposes do not exist or any area beyond a five-minute emergency response time.

C. Section 315.3.3 is hereby added to Chapter 3 of the California Fire Code to read as follows:

Section 315.3.3 Outside storage of pallets and other combustibles. The maximum single pile dimension for outside storage of pallets and other combustibles shall be 25 feet x 100 feet, or 2500 square feet. Distance of piles to structures shall not be less than 10 feet.

D. Section 503.2.3 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall meet the minimum road specifications as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications. The surface shall provide all weather driving capabilities.

E. Section 503.2.4 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.4 Turning radius. For all turns on public and private roads the minimum inside turning radius shall be 26 feet and the minimum outside turning radius shall be 46 feet.

F. Section 503.2.7 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.7 Grade. The grade of a fire apparatus access road shall be a maximum of 12 percent.

G. Section 503.2.8 of Chapter 5 of the California Fire Code is hereby amended to read as follows:

Section 503.2.8 Angles of approach and departure. The first ten feet of approach and departure for fire apparatus access roads shall have a maximum grade of 8.5 percent.

H. Section 505.1.1 is hereby added to Chapter 5 of the California Fire Code to read as follows:

Section 505.1.1 Multiple tenant building identification. Required features:

1. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have approved address numbers, building numbers or approved building identification placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the fire chief.
2. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved address numbers, building numbers or approved building identification displayed on the rear of the tenant space, when deemed necessary by the fire chief.
3. Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved address numbers, building numbers or approved building identification placed over the entrance door in all new and existing buildings.
4. An illuminated directory board shall be required at every entrance where deemed necessary by the fire chief.

I. Section 505.1.2 is hereby added to Chapter 5 of the California Fire Code to read as follows:

Section 505.1.2 Illumination. Addressing shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

J. Section 510.1.1 is hereby added to Chapter 5 of the California Fire Code to read as follows:

Section 510.1.1 Public safety radio building amplification system. All new buildings, all changes in the use of existing buildings, and all buildings with an addition consisting of more than 20 percent of the square footage of the existing building, shall provide adequate public safety radio coverage as required by the West Sacramento Fire Department Radio Standard.

K. Section 903.1.2 is hereby added to Chapter 9 of the California Fire Code to read as follows:

903.1.2 Additional automatic fire-extinguishing system requirements. An approved automatic fire-extinguishing system shall be installed in every new building in which the total combined floor area of all floors, including mezzanine levels, exceeds 4,000 square feet (372 m²). Required features:

1. Notwithstanding other provisions of this Code, this rule shall be applied to alterations, additions, and changes of occupancy to all new buildings and buildings in existence as of the effective date of this ordinance.

An alteration involving no change in occupancy, use or character of a building in existence as of the effective date of this ordinance, and which does not require an increase in the floor area, total height or number of stories of such existing building, may be made without bringing the entire building into compliance with this section.

2. No change shall be made in the character or occupancy or use of any building or structure in existence as of the effective date of this ordinance unless the entire building or structure is made to comply with this section.

903.1.2.1 Conditions requiring automatic fire-extinguishing systems. The following conditions will require an automatic sprinkler system to be installed in all occupancies:

1. Any structure or building that is more than two stories above grade plane or where access to the average height of the roof is more than 25 feet above grade for the purpose of fire department access.
2. A structure or building that is located on any property in which any portion of the structure or building is more than 400 feet from a fire hydrant or more than 350 feet from a fire hydrant because of a dead-end condition.
3. Any structure or building that is located on any property which any portion of the structure or building is located more than 150 feet from the nearest fire department access road.

Exceptions:

1. In rural single-family dwellings without fire sprinklers in existence as of the effective date of this ordinance, wherein additions that increase total floor area up to 2500 square feet, no sprinkler system will be required.
 - 1.1 Patio covers connected to single-family dwellings shall not be counted when determining total floor area for purposes of Section 903.1.2.1.
2. In rural Group U occupancies that do not exceed 1000 square feet in total floor area, no sprinkler system will be required.
3. In rural Group U occupancies in existence as of the effective date of this ordinance wherein additions that increase the total floor area up to 1000 square feet and is provided with exterior wall and opening protection as per Tables 601, 602 and 704.8 of the California Building code, no sprinkler system shall be required.
4. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor/ceiling assemblies, no sprinkler shall be required.

5. [SFM] Automatic fire sprinkler protection for fixed guideway transit systems shall be in accordance with Section 903.2.17.
6. The use of the building in existence as of the effective date of this ordinance may be changed subject to the approval of the Building Official and the Fire Chief, and the building may be occupied for use in other groups of occupancies without conforming to all the requirements of this subsection for those groups, provided the new or proposed use is not more hazardous, based on life and fire risk, than the existing use.

L. Section 903.4.1 of Chapter 9 of the California Fire Code is hereby amended to read as follows:

903.4.1 Signals. Alarm, supervisory and trouble signals shall be distinctly different and automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72 or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. Required features:

1. All electronic monitoring systems shall operate either through a private central station or by an approved direct lease line.
2. Initiation and/or termination of required system supervision shall result in immediate notification to Yolo County Communications Department and the West Sacramento Fire Department.
3. If shorts, failures, false signals, or other interruptions of service occur within a private building alarm system connected to a central station or an alarm headquarters, the Fire Chief may order the system disconnected until repaired. A false alarm may also be assessed against the responsible party.
4. All electronic monitoring systems shall be designed and installed in accordance with recognized standards and as approved by the Fire Chief.

Exceptions

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

M. Section 905.3.1 of Chapter 9 of the California Fire Code is hereby amended to read as follows:

Section 905.3.1 Height. A standpipe system shall be installed in buildings throughout at each floor where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet (9144mm) above the lowest level of fire department vehicle access.
2. Buildings that are more than two stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet (9144mm) below the highest level of fire department vehicle access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.
5. No portion of any building shall be more than 150 feet from a fire department vehicle access point or an approved standpipe system without the approval of the Fire Chief.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet (45720mm) above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with section 905.5.

4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:
 - 5.1 Recessed loading docks for four vehicles or less, and
 - 5.2 Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

N. Section 913.6 is hereby added to Chapter 9 of the California Fire Code to read as follows:

Section 913.6 Fire pumps. Required features:

1. When required by the Fire Chief, fire pumps shall be automatic.
 2. Fire pumps used for ESFR systems shall be powered by a diesel engine.
 3. Fire pumps shall serve a maximum of 1 building. At the discretion of the Fire Chief, a single pump may serve up to 3 buildings with a master fire pump agreement.
- O. Section 2701.5.1.1 is hereby added to Chapter 27 of the California Fire Code to read as follows:

Section 2701.5.1.1 Hazardous materials inventory fee. Permitted facilities in which hazardous materials are stored, used or handled are subject to the annual Hazardous Materials Inventory Fee, as prescribed by resolution of the city council

P. Section 2703.1.5 is hereby added to Chapter 27 of the California Fire Code to read as follows:

Section 2703.1.5 Residential quantity limits. Quantities of hazardous materials in Group R occupancies shall not exceed 5 gallons for inside storage and 10 gallons for outside storage.

Q. Section 2703.1.6 is hereby added to Chapter 27 of the California Fire Code to read as follows:

Section 2703.1.6 Parking and garaging. Vehicles containing hazardous materials in amounts that require placards under state or federal law and possessing the physical hazards listed in Section 2701.2.2 et seq. shall not be left unattended at any time on any residential street or within 500 feet of any residential area, apartment or hotel complex, educational, hospital or care facility; or at any place that would, in the opinion of the fire chief, present a life or safety hazard.

R. Section 3310 is hereby added to Chapter 33 of the California Fire Code to read as follows:

Section 3310 Prohibited and limited acts. The storage of explosives and blasting agents is prohibited within the City of West Sacramento. This prohibition shall not apply to the temporary storage of explosives and blasting agents for use in connection with approved blasting operations, wholesale and retail stocks of small arms ammunition, explosive bolts, explosive rivets or cartridges for explosive actuated power tools in quantities involving less than 500 pounds of explosive material. For purposes of Health & Safety Code Section 12007, the Fire Chief shall be the "issuing authority" and shall be responsible for enforcement.

S. Section 3311 is hereby added to Chapter 33 of the California Fire Code to read as follows:

Section 3311 Explosives and blasting agents at terminals. Shipments of explosives or blasting agents through or within the City West Sacramento shall be transported as expeditiously as possible. Explosives and blasting agents may not be maintained in terminals for more than twenty-four hours (24), including Sundays and holidays. Explosive and blasting agents may not be stored in terminals adjacent to areas zoned RRA, R-1-A, R-1-B, R-2, R-3, and R-4 for not more than two (2) hours.

T. Section 3404.2.9.6.1 of Chapter 34 of the California Fire Code is hereby amended to read as follows:

Section 3404.2.9.6.1 Locations where aboveground tanks are prohibited. Storage of Class I, Class II, and Class III liquids in aboveground tanks is prohibited in the

following zoned areas: RRA, R-1-A, R 1 B, R-2, R 3, R-4, C-1, C-2, C-H, C-W, C-3, P-O, CBD, and WF.

U. Section 3804.2 of Chapter 38 of the California Fire Code is hereby amended to read as follows:

Section 3804.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 500 gallons (1893 L) in the following zoned areas in the City of West Sacramento: RE, RRA, R-1-A, R-1-B, R 2, R-3, R-4, C-1, C-2, C-H, C-W, C-3, P-O, CBD, and WF, and those areas that are heavily populated or congested and as required by provisions of the City's zoning ordinances.

Exception: In particular installations, this capacity limit shall be determined by the fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided and capabilities of the local fire departments.

V. Section 3806.4 is hereby added to Chapter 38 of the California Fire Code to read as follows:

Section 3806.4 Tank vehicle, tank car, and pipelines. A qualified attendant shall be present at all times while a tank vehicle or tank car is discharging cargo. Whenever practicable, the tank vehicle or tank car shall be positioned so that the operating controls and the discharging end of the hose or hoses are both in view of the attendant.

W. Section B105.2 Appendix B of the California Fire Code is hereby amended to read as follows:

Section B105.2 Buildings other than one- and two-family dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

Exception: a reduction in required fire flow of up to 50 percent, as approved by the fire chief, is allowed when the building is provided with an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,500 gallons per minute.

X. Section C102.2 is hereby added to Appendix C of the California Fire Code to read as follows:

Section C102.2 Hydrants - Both sides of street. Hydrants shall be required on both sides of the street as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications whenever one or more of the following conditions exist

1. Streets that have median center dividers that make access to hydrants difficult, cause a time delay in fire response, or creates an undue hazard.
2. There are four (4) or more lanes of traffic.
3. Street width greater than 88 feet from the back of sidewalk.

Y. Section C104.2 of Appendix C of the California Fire Code is hereby amended to read as follows:

Section C104.2 Existing fire hydrants. Required Features:

1. Existing single outlet 2.5 inch hydrants shall be changed to an approved City standard hydrant, as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications when a tentative subdivision or parcel map, merge of lots, change of use of an existing building, expansion of an existing structure or new construction increases the required fire flow.
2. Existing single outlet 2.5 inch hydrants located adjacent to project frontage on any city right of way shall be changed to an approved city standard hydrant, as set forth in the latest published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications.
3. Existing single outlet 2.5 inch hydrants serving new development or construction shall be changed to an approved city standard hydrant, as set forth in the latest

published edition of the City of West Sacramento Community Development Department Engineering Division Standard Specifications.

4. Where water main improvements are required to meet fire flow and the existing water main has a single 2 1/2 inch outlet fire hydrant, an upgrade of hydrants will be required.
5. Existing hydrants in conflict with new right of way improvements shall be moved to an approved location at no cost to the City of West Sacramento.

15.14.050 High-Rise Structures.

In addition to the authority granted to the Fire Chief by the California Fire Code as adopted and amended by the City, the Fire Chief shall have the discretion to require any condition or issue any order necessary for life safety or fire protection with respect to any high-rise building constructed within the City of West Sacramento.

Section 3 Findings

The City Council of the City of West Sacramento finds and declares that the additions, modifications, and changes made to these codes are either expressly left to the authority having jurisdiction or necessary for the protection of the public health, safety, and welfare due to climatic, geological, or topographical conditions. These amendments are authorized under Health & Safety Code Section 17958 and are identified as follows:

1. Climatic

California Fire Code Sections 315.3.3, 503.2.3, 503.2.4, 503.2.7, 503.2.8, 903.1.2, 903.1.2.1, 903.4.1, 905.3.1, 913.6, 2703.1.5, 2703.1.6, 3310, 3311, 3404.2.9.6.1, 3804.2, 3806.4.

Average yearly rainfall for the city is approximately 18 inches. This rainfall normally occurs from October to April. Low-level fog (tulle-fog) is present throughout the winter months reducing roadway visibility. This reduced visibility increases emergency response times. The city is surrounded by levees and multiple water sources. During large storm events the capacity of the city's underground storm water drainage system is exceeded in some areas. The resulting localized flooding and road closures increase emergency response times.

During the summer months, there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty south winds. The relative humidity during summer months ranges from 2-30 millimeters Hg, which is considered arid. The arid condition dries vegetation to a point at which it is exceedingly combustible and easily ignited.

Section 315.3.3 limits the size of combustible pallet storage to assist in fire ground operations. By reducing the fuel load, fire spread is limited, especially during the summer months where weather conditions increase the flammability of pallets.

Sections 503.2.3, 503.2.4, 503.2.7, and 503.2.8 determine road characteristics that ensure emergency response vehicles have access in all weather conditions. These features are critical when large storm events produce localized flooding or otherwise impact road conditions.

Buildings located in portions of the city where combustible vegetation is present, are at an increased risk of fire. The need for reduced fire area due to climatic conditions within Yolo County warrants a lower sprinkler threshold. Sections 903.1.2, 903.1.2.1, 903.4.1, 905.3.1, and 913.6 are amended to address these specific issues by requiring sprinkler and associated systems in buildings that are greater than 4000 sq. ft in total floor area. A lower threshold for sprinklers and associated systems will provide more buildings with protection reducing property loss and personal injury.

Section 2703.1.5 has been amended to restrict the quantities of hazardous materials stored in residentially zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of hazardous materials stored in residentially zoned areas reduces risk.

Section 2703.1.6 has been amended to require vehicles containing hazardous materials in amounts that require placarding to not be left unattended in certain zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of hazardous materials stored in residentially zoned areas reduces risk.

Sections 3310 and 3311 limit the storage and transportation of explosives within the city. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of explosive material stored within the city reduces risk.

Section 3404.2.9.6.1 limits the storage of flammable and combustible liquids in residentially zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of flammable and combustible liquids stored in residentially zoned areas reduces risk.

Section 3804.2 limits the maximum size of liquefied petroleum gas containers to 500 gallons in certain zoned areas. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. The limited amount of liquefied petroleum gas stored in residentially zoned areas reduces risk.

Section 3806.4 requires fuel transfers to be conducted by a qualified attendant. The city has several fuel transfer facilities located within its geographical boundaries. Summertime temperatures from 70 to 112 degrees Fahrenheit are frequently accompanied by light to gusty south winds leading to potentially dangerous fire conditions. Requiring qualified personnel to attend fuel transfers reduces risk.

2. Topographical

California Fire Code Sections 505.1.1, 505.1.2, B105.2, C102.2, C104.2.

Topographical features within and surrounding the city increase emergency response time. These features include open space, agriculture, bridges, drainage canals, freeways, railroad tracks, and large industrial facilities. Other topographical features include the Sacramento River, the Yolo Flood By-Pass, and the deep water ship channel. These features require traffic to be either routed around or delayed depending on the topographical feature. Traffic delays caused by railway crossings can be several minutes in length increasing emergency response times. Heavy traffic congestion on city streets acts as a barrier to timely response for fire and emergency vehicles.

Sections 505.1.1 and 505.1.2 have been amended to address the location and visibility of addressing on new and existing buildings. Visible addressing reduces emergency response times for fire and rescue personnel. The ability to quickly locate the proper address is critical when topographical features such as agriculture, bridges, drainage canals, freeways, railroad tracks, and large industrial facilities may delay emergency response personnel.

Sections B105.2, C102.2, and C104.2 have been amended to ensure an adequate water supply is available when topographical features such as agriculture, bridges, drainage canals, freeways, railroad tracks, and large industrial facilities may delay emergency response personnel.

3. Geological

2010 California Building Code Section 1809.4

The City of West Sacramento is subject to ground tremors from seismic events as the City is located in Design Category C, which relates to a high risk of earthquakes. Large portions of the City of West Sacramento have very poor soil conditions. The soil is often expansive in nature. Additionally, the very low elevations are subject to a very high water table. Prior experience with lightly-loaded footing and foundations and concrete slabs on grade revealed structural cracks resulting in differential settlement in addition to moisture migrating from the soil to occupied, habitable areas of buildings. Section 1809.4 provides for additional reinforcement in conventional construction design which minimizes structural failures in foundation systems based upon the soil conditions which are present in the City of West Sacramento.

Section 4 Repeal of Ordinance No. 07-21

City of West Sacramento Ordinance Number 07-21 which adopted and amended the California Fire Code, is hereby repealed in its entirety.

Section 5 Conflict

In the event of a conflict between any administrative provision of the California Fire Code and any provision of the Municipal Code, the latter shall govern.

Section 6 Filing of Ordinance

The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission.

Section 7 Severability Clause

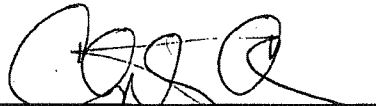
If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance for any reason shall be held to be invalid or unconstitutional, the decision shall not affect the remaining portions of the Ordinance. The Council of the City of West Sacramento hereby declares that it would have passed this Ordinance and each article, section, subsection, paragraph, sentence, clause or phrase which is a part thereof, irrespective of the fact that any one or more articles, sections, subsections, paragraphs, sentences, clauses or phrases are declared to be invalid or unconstitutional.

Section 8 Effective Date and Publication

This ordinance shall take effect upon the latter of (1) 30 days after adoption or (2) January 1, 2011, and pursuant to Resolution 99-46, this ordinance shall be published in summary format prior to adoption and within fifteen (15) days after its adoption in a newspaper of general circulation published and circulated in the City of West Sacramento.


PASSED AND ADOPTED by the City Council of the City of West Sacramento this 17th day of November, 2010, by the following vote:

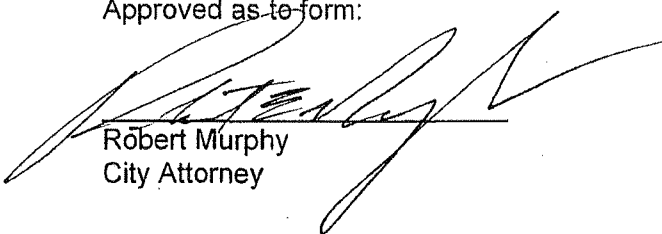
AYES: Johannessen, Kristoff, Ledesma, Villegas, Cabaldon
NOES: None
ABSENT: None


Christopher L. Cabaldon, Mayor

ATTEST:

Approved as to form:


Kryss Rankin
City Clerk


Robert Murphy
City Attorney

X
Codify

Uncodify

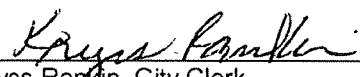
I, Kryss Rankin, City Clerk of the City of West Sacramento, do hereby certify that the foregoing ordinance was introduced at a meeting of the City Council held on November 17, 2010 and was adopted at a meeting held on December 1, 2010, by the vote noted below. This ordinance has been published in accordance with the Government Code requirement.

AYES: Johannessen, Kristoff, Ledesma, Villegas, Cabaldon.

NOES: None.

ABSENT: None.

ABSTAIN: None.


Kryss Rankin, City Clerk

CALIFORNIA BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130

Sacramento, CA 95833

(916) 263-0916 FAX (916) 263-0959



November 1, 2010

Randy Goodwin, Building Official
Community Development Department
City of West Sacramento
1110 West Capitol Avenue, 2nd Floor
West Sacramento, CA 95691

Dear Mr. Goodwin,

This is to acknowledge receipt of the City of West Sacramento submittal pertaining to Ordinance No. 10-13 with findings on October 20, 2010. As the law states, no local modification or change to the California Building Standards Code (Code) shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing. If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,


Jane G. Taylor
Senior Architect

cc: Chron
Local Filings

ORDINANCE 10-13

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO
ADOPTING BY REFERENCE THE CALGREEN CODE'S MANDATORY PROVISIONS,
CERTAIN VOLUNTARY PROVISIONS OF THE CALGREEN CODE, AND ONE AMENDMENT**

The City Council of the City of West Sacramento does ordain as follows:

Section 1. Purpose. The purpose of this Ordinance is to make amendments to Title 15 of the Municipal Code.

Section 2. Authority. The City Council enacts this Ordinance in accordance with the authority granted to cities by State law.

Section 3. Amendments. Section 15.12.040 of the West Sacramento Municipal Code is hereby amended to read as follows:

15.12.040 Adoption of California Building Standards Commission Codes

The following publications are hereby adopted by reference and incorporated in this Code, except as expressly amended or superseded by the provisions of this Chapter:

- A. The 2007 California Administrative Code, Title 24, Part 1, Chapters 4, 5 and 8 only.
- B. The 2007 California Building Code, Title 24, Part 2 of the California Code of Regulations, including the following Appendices only: Chapter 1 (Administrative), as further amended herein, Chapter C (Group U -- Agricultural Buildings), Chapter I (Patio Covers) and Chapter J (Grading).
- C. The 2007 California Electrical Code, Title 24, Part 3 of the California Code of Regulations.
- D. The 2007 California Mechanical Code, Title 24, Part 4 of the California Code of Regulations.
- E. The 2007 California Plumbing Code, Title 24, Part 5 of the California Code of Regulations.
- F. The 2007 California Energy Code, Title 24, Part 6 of the California Code of Regulations.
- G. The 2007 California Elevator Safety Construction Code, Title 24, Part 7 of the California Code of Regulations.
- H. The 2007 California Historical Building Code, Title 24, Part 8 of the California Code of Regulations.
- I. The 2007 California Referenced Standards Code, Title 24, Part 9 of the California Code of Regulations.
- J. The International Property Maintenance Code, 2006 edition, as published by the International Code Council.
- K. The 2010 CALGreen Code mandatory provisions, Title 24 Part 11, Chapters one through eight.

L. The following voluntary measures (appendices) from 2010 CALGreen Code (California Code of Regulations, Title 24, Part 11): A4.203.1, Tier 1 (Energy performance); A4.303.1, Tier 1 and Tier 2 (Kitchen faucets and dishwashers); A4.304.1 (Low-water consumption irrigation system); A5.203.1.1 (Tier 1 Energy efficiency – 15% above Title 24, Part 6); A5.304.2.1. (Outdoor potable water use); and A5.303.2.3.1 (Tier 1-30% Savings [BSC] 30% Savings. [DSA-SS]).

Section 4. Addition. The following section is hereby added to Chapter 15.12 of the West Sacramento Municipal Code to read as follows:

15.12.045 Amendment to CALGreen Code

For purposes of all sections of the CALGreen Code that the City adopts by reference, any addition that increases the floor space of an existing building by over four thousand (4000) square feet shall be considered new construction under the CALGreen Code.

Section 5. Applicability. The portions of CALGreen Code that are hereby adopted by reference shall be applicable to residential and non-residential uses of property as provided in CALGreen Code itself.

Section 6. Findings. The City Council of the City of West Sacramento hereby finds and declares the following:

A. The modifications to the 2010 CALGreen Code mandatory provisions provided in Sections 3 and 4 of this Ordinance are reasonably necessary due to local climatic, geologic and topographic conditions, specifically:

1. Summer ambient temperatures in the City during the months of June, July and August can reach over 100 degrees, creating peak energy load demands that can cause power outages, affecting public safety and causing adverse local economic impacts.

2. The total square footage of conditioned habitable space within residential and nonresidential buildings in the City has been increasing, using more energy and resources than in the past.

3. The burning of fossil fuels used in the generation of electric power and heating of buildings contributes to climate change, which could result increased temperatures in the City, which t could put homes and businesses at risk for increased water shortages, wildfires and other public health and safety hazards.

4. Reduction of total and peak energy use as a result of incremental energy efficiency measures required by this Ordinance will have local and regional benefits in the cost-effective reduction of energy costs for building owners, additional available system energy capacity, and a reduction in greenhouse gas emissions; and

B. The study conducted by Gabel Associates, LLC has concluded that the energy efficiency standards contained in this Ordinance are cost-effective. The City Council hereby adopts as the basis of its findings the conclusions of the study and acknowledges the filing the ordinance with the California Energy commission in compliance with Public Resources Code 25402.1(h) (2). This Ordinance shall be enforceable subject to the requirements set forth in such state code; and

C. Nothing in this ordinance is intended to duplicate, contradict, or infringe upon provisions of state law, including the California Building Standards Code; and

D. This ordinance is intended to ensure that all building subject to this ordinance will consume no more energy than what is permitted by the *California Building Energy Efficiency Standards (Title 24, Part 6)* of the California Building Code.

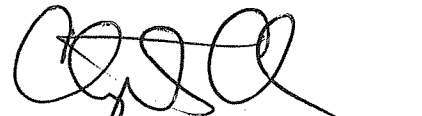
Section 7. Filing of Ordinance. The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission.

Section 8. Severability Clause. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance for any reason shall be held to be invalid or unconstitutional, the decision shall not affect the remaining portions of the Ordinance. The Council of the City of West Sacramento hereby declares that it would have passed this Ordinance and each article, section, subsection, paragraph, sentence, clause or phrase which is a part thereof, irrespective of the fact that any one or more articles, sections, subsections, paragraphs, sentences, clauses or phrases are declared to be invalid or unconstitutional.

Section 9. Effective Date and Publication. This Ordinance shall take effect 30 days after its adoption, and pursuant to Resolution 99-46, published in summary format prior to adoption and within 15 days after adoption in a newspaper of general circulation published and circulated within the City of West Sacramento.

PASSED AND ADOPTED by the City Council of the City of West Sacramento this 6th day of October, 2010, by the following vote:

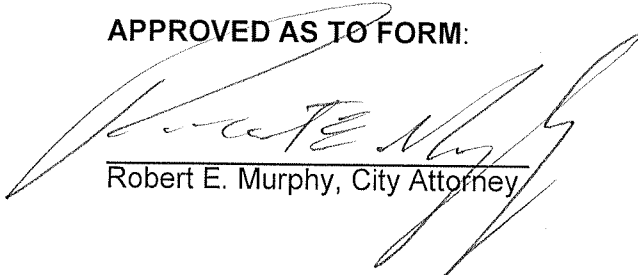
AYES: Johannessen, Kristoff, Villegas, Cabaldon
NOES: None
ABSENT: Beers


Christopher L. Cabaldon, Mayor

ATTEST:


Kryss Rankin, City Clerk

APPROVED AS TO FORM:


Robert E. Murphy, City Attorney

CODIFY

I, Kryss Rankin, City Clerk of the City of West Sacramento, do hereby certify that the foregoing ordinance was introduced at a meeting of the City Council held on August 18, 2010 and was adopted at a meeting held on October 6, 2010, by the vote noted below. This ordinance has been published in accordance with the Government Code requirement.

AYES: Johannessen, Kristoff, Villegas, Cabaldon.
NOES: None.
ABSENT: Beers.
ABSTAIN: None.


Kryss Rankin, City Clerk

STATE OF CALIFORNIA
STATE ENERGY RESOURCES
CONSERVATION AND DEVELOPMENT COMMISSION

RESOLUTION: California Energy Commission approval of the City of West Sacramento's locally adopted energy standards for residential and nonresidential newly constructed buildings to require greater energy efficiency than the *2008 Building Energy Efficiency Standards*.

WHEREAS, the City of West Sacramento has submitted an application to the Energy Commission for approval of a local ordinance with energy efficiency requirements meeting or exceeding those required by the *2008 Building Energy Efficiency Standards*; and

WHEREAS, Public Resources Code Section 25402.1(h)(2) and Title 24, Part 1, Section 10-106 establish a process for local governments to apply to the Energy Commission for approval to adopt new versions of Building Energy Efficiency Standards that require additional energy efficiency measures or set more stringent energy budgets; and

WHEREAS, the City of West Sacramento submitted an application to the Energy Commission that meets all of the documentation requirements pursuant to Public Resources Code Section 25402.1(h)(2) and Section 10-106; and

WHEREAS, the City of West Sacramento has made a written commitment to actively enforce compliance both with the locally adopted energy standards and the *2008 California Building Energy Efficiency Standards*; and

WHEREAS, the Energy Commission commends the City of West Sacramento for seeking to achieve additional demand reductions, energy savings and other benefits exceeding those of the *2008 California Building Energy Efficiency Standards*;

THEREFORE BE IT RESOLVED, that on September 22, 2010 the Energy Commission approves the City of West Sacramento's locally adopted energy standards, and that these local standards may be enforced by the City of West Sacramento.

Dated: September 22, 2010

STATE ENERGY RESOURCES
CONSERVATION AND DEVELOPMENT COMMISSION



KAREN DOUGLAS,
Chairman